060.0	0006	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	585,600 / 585,600
					USE VALUE:	585,600 / 585,600
					ASSESSED:	585,600 / 585,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON ALVAN F	
Owner 2:		
Owner 3:		
Street 1:	60 SAW MILL RD	
Street 2:		
Twn/City:	STOW	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01775	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,386 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3386.000	220,500		365,100	585,600
Total Card	0.078	220,500		365,100	585,600
Total Parcel	0.078	220,500		365,100	585,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.23 | /Parcel: 469.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40182
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,600	0	3,386.	365,100	585,700	585,700	Year End Roll	12/18/2019
2019	101	FV	193,300	0	3,386.	359,900	553,200	553,200	Year End Roll	1/3/2019
2018	101	FV	193,300	0	3,386.	276,400	469,700	469,700	Year End Roll	12/20/2017
2017	101	FV	193,300	0	3,386.	260,800	454,100	454,100	Year End Roll	1/3/2017
2016	101	FV	193,300	0	3,386.	239,900	433,200	433,200	Year End	1/4/2016
2015	101	FV	188,600	0	3,386.	224,300	412,900	412,900	Year End Roll	12/11/2014
2014	101	FV	188,600	0	3,386.	206,500	395,100	395,100	Year End Roll	12/16/2013
2013	101	FV	188,600	0	3,386.	206,500	395,100	395,100		12/13/2012

!5288!

PRINT

Date	Time
12/10/20	20:11:52

LAST REV

Date	Time
01/28/20	15:53:07
mmcmakin	

PAT ACCT. 5288

USER DEFINED

Prior Id # 1:	40182
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARSON FRANCES	25749-1		10/20/1995		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2018	1298	Porch	14,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2019	Mail Update	MM	Mary M
11/8/2018	Meas/Inspect	CC	Chris C
10/26/2018	MEAS&NOTICE	CC	Chris C
11/25/2008	Meas/Inspect	355	PATRIOT
2/1/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3386		Sq. Ft.	Site		0	70.	1.54	6									365,106						365,100	

Total AC/HA: 0.07773 | Total SF/SM: 3386 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 365,106 | Spl Credit | Total: 365,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319517
Depreciation:	99050
Depreciated Total:	220467

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

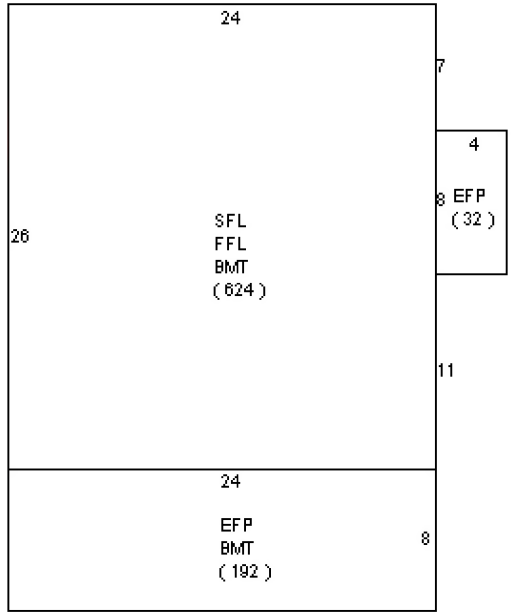
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	96.37
Final Total:	220500	Val/Su SzAd	176.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	49.610	40,484
FFL	First Floor	624	165.380	103,194
SFL	Second Floor	624	165.380	103,194
EFP	Enclos Porch	224	38.590	8,644

Net Sketched Area:	2,288	Total:	255,516
Size Ad	1248	Gross Are	2288	FinArea	1248
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0006-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	